

**RESOLUTION NO. 2025-036  
VILLAGE OF CALEDONIA**

**A RESOLUTION APPROVING A CONCEPT PLAN FOR STORAGE SHOP USA COMMERCIAL  
CONDOMINIUMS, APPROVING THE NET DENSITY OF 7.33 UNITS PER ACRE, APPROVING  
WAIVERS TO ORDINANCE SEC. 14-3-4(c)(4)(b)(ii), 14-3-5(b), AND AUTHORIZING THE  
COMBINATION OF THE PRELIMINARY AND FINAL PLAT STAGE FOR REVIEW AT 7930 E.  
FRONTAGE ROAD.**

The Village Board for the Village of Caledonia, Racine County, WI resolves as follows:

**WHEREAS**, the Owner and Applicant, Greg Thomas of StorageShopUSA, has submitted a Concept Plan for a Condominium Plat to the Village for consideration at 7930 E Frontage Road. The proposed Condominium Plat proposes 22 units made up of 11- 2 unit commercial buildings; and

**WHEREAS**, the Applicant has been approved for the rezone request from A-2 to B-3 Highway Business District via Ordinance 2024-10; and

**WHEREAS**, the Applicant has had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively; and

**WHEREAS**, the Village Engineer's Memo dated April 21, 2025, attached hereto as **Exhibit A**, recommended conditional approval subject to 14 conditions listed therein; and

**WHEREAS**, on April 28, 2025, the Village Plan Commission recommended conditional approval of the Concept Plan for a Commercial Condominium Plat, waivers to Sec.14-3-4(c)(4)(b)(ii) (40% Open Space) and Sec. 14-3-5(b) (conservation easement) of the Village's Code of Ordinances, and waiving the requirement of a separate preliminary and final plat review per Sec 14-3 and authorizing the combination of these two reviews in accordance with the Village Engineer's memo (**Exhibit A**) subject to the conditions outlined therein; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Village Board of the Village of Caledonia that the waivers of Sec. 14-3-4(c)(4)(b)(ii) (40% Open Space) and Sec.14-3-5(b) (conservation easement) of the Village's Code of Ordinances, merging of the Preliminary and Final Plat Phase, and Concept Plan for a Commercial Condominium Plat as set forth above, is hereby approved for the reasons and requirements set forth in **Exhibit A**, subject to the same conditions imposed by the Village Plan Commission, and in compliance with all applicable Village ordinances.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 13 day of May 2025.

**VILLAGE OF CALEDONIA**

By: Thomas Weatherston  
Thomas Weatherston  
Village President

Attest: Jennifer Olsen  
Jennifer Olsen  
Village Clerk

## **Exhibit A**

Conditions of approval for the proposed Concept Condominium Plat:


1. Approval of Modification Waivers from Sec. 14-3-4(c)(4)(b)(ii) and Sec. 14-3-5(b) of Municipal Code.
2. Owner/Developer shall provide a Phase I ESA for the site and provide the documentation to the Village.
3. Owner/Developer shall perform a wetland delineation and provide the documentation to the Village.
4. Owner/Developer shall provide the sign and execute the Declaration of Restrictive Covenants requiring the need to connect to Municipal Sewer and Water once available.
5. Owner/Developer shall update the plat to show the proposed Storm Water Pond Easements and record the easement document and agreement separately with the Village of Caledonia Utility District.
6. Owner/Developer is required to record the Final Plat and provide the Village a digital copy prior to any Building Permits being issued.
7. Surveyor to update the Condo Plat to show name and ownership information on all lands within 100' of the subject property.
8. Surveyor to update the Condo Plat to show No Access along 7 Mile Road, Hagemann Road, and the E. Frontage Road as required by the WisDOT.
9. Surveyor to update the Condo Plat to show a 25'x25' Vision Triangle at the NE corner of the property.
10. Surveyor to Update the Condo Plat to include coordinates of the Section Corners and to clarify or correct the measurements provided for the bearings and distance measurements for this property.
11. Surveyor to update the Condo Plat to provide the corrections on the well house label and errors in the surveyor's certificate.
12. Owner/Developer to execute and record the Village approved revision of the declaration documents for the condominium in conjunction with the recording of the Final Plat.
13. Owner/Developer follows all necessary WisDOT requirements for access and submits the Condo Plat to the DOA per Trans233.
14. The Concept Condominium must conform to all Ordinances in Title 9, 14, and 18 of Municipal Code, Trans233, and Chapter 703 of Wis. Stats.

# MEMORANDUM



Date: April 21, 2025

To: Plan Commission  
Village Board

From: Ryan Schmidt, P.E.  
Village Engineer 

Re: **Concept Condominium Plat – Storage Shop USA – 7930 E. Frontage Road**  
Parcel ID 104-04-22-07-053-000  
Applicant & Owner – Greg Thomas – Storage Shop USA

## Recommended Motions:

1. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec.14-3-4(c)(4)(b)(ii) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop with less than 40% Open Space within the Urban Service Area.
2. That the Plan Commission recommends to the Village Board to approve a Modification Waiver from Sec. 14-3-5(b) of Municipal Code for the Concept Condominium Plat – StorageShopUSA to allow the Condominiums to develop without Conservation Easements within the Urban Service Area.
3. That the Plan Commission recommends to the Village Board to approve the Net Density of the Proposed StorageShopUSA Condominium Development of 7.33 units per acre based on the limited information to date and subject to the XX conditions listed in Exhibit A of this report.
4. That the Plan Commission recommends to the Village Board to approve a waiver to Title 14-3 authorizing staff to combine the Preliminary Condo Plat and Final Condo Plat process for this Commercial Condo Plat.

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## BACKGROUND INFORMATION

Storage Shop USA has submitted a Concept Condominium Plat to the Planning & Engineering Department for a 22 Unit commercial condominium. The property is located at 7930 E. Frontage Road and the project includes 11 duplex buildings with twenty-two (22) 1,250 square-foot condominium units used for commercial business spaces. To create individual Parcel ID's for the units and meet the intended business model for the development, a Condominium Plat is required.

The property has been approved for a Zoning District Amendment via Ordinance 2024-10 to rezone the property from A-2 to B-3 Highway Business District. The property has had a Site, Building, and Operation Plan approved via Resolution 2024-089 and Private On-site



Improvement Plans and a Storm Water Management Plan for the Development have been approved on 4-16-2025 and 4-7-2025 respectively.

## **ZONING**

The property, as described above, has been rezoned to meet Village Standards and has also acquired the BSO approvals necessary to develop. The last step is to complete the Condominium Plat process per the Village Code of Ordinances 14-3. The property is designated as Commercial in the 2035 Land Use Plan and this use in accordance with the plan.

This Condominium Plat is a new concept in the Village and as such, should not be treated identically to a residential subdivision/condo plat. State Statutes and the DOA requirements still apply, in which commercial style condo plats are much more commonplace and recognized. The property will not meet the Open Space requirements as listed in Ordinance 14-3 and should be authorized for waivers to that requirement and the Conservation Easement requirement.

The Concept Condominium Plat as proposed has a 7.33 unit per acre density. This density is not based on residential dwelling units but the number of condo units on a commercial development. This is another difference in the commercial nature of the condominium development which separates it from the traditional density calculations and requirements of our current Code of Ordinances 14-3. The density does not coincide with a Land Use Category for dwelling units per acre either.

Declaration documents have been submitted for the condominium. These are going to be reviewed and approved by the Village prior to the recording of the Final Plat. Staff also recommends that due to the nature of this type of development and condominium plat, that a waiver to the requirement of both a Preliminary and Final Plat review at the Plan Commission and Village Board allow the Final Plat to be reviewed if the concept condo plat is approved.

## **ENGINEERING & UTILITY DISTRICT**

The property is located within the Urban Service Area but does not have Sewer or Water available at this time. The property will need to execute a Declaration of Restrictive Covenants document requiring that when municipal Sanitary Sewer and Water are available, that the property be connected and on-site improvements are updated to meet WDNR and Caledonia Utility District Standards. This document will need to be reviewed and approved by the Village Attorney and Public Services Director prior to recording.

As described in the beginning of this memorandum, a set of civil engineering plans and a Storm Water Management Plan have been reviewed and approved by Staff. The Owner has applied for a Land Disturbance permit and acquired a DNR WPDES General Permit. There are two storm water ponds proposed for the site that are required to have storm water easements over them. These shall be shown on the Final Plat and executed with an easement agreement separately with the Village of Caledonia and Utility District.

Trans233 of the Wisconsin State Statutes provides guidelines for the division and development of land abutting a state trunk highway or connecting highway. This property abuts the E. Frontage Road of USH 41 and shall follow any and all requirements of the Wisconsin DOT for access or other restrictions. The Owner/Developer has been working with the DOT regarding the modification of the E. Frontage Road to accommodate an improved access. Trans233.03 (3) also requires the submittal of the Preliminary and Final Plat for review through the DOA. The Owner/Developer shall follow this requirement in addition to any local approvals.

No access restriction shall be placed and shown along 7 Mile Road, the Northeast corner of the property, and Hagemann Road. It is recommended that No Access be placed in conjunction with the Wisconsin DOT along the E. Frontage Road as well, but this area is outside of Village Jurisdiction. In addition to the no access, a 25'x25' vision triangle shall be placed at the NE corner of the property.

The proposed commercial Condo Plat as presented shows multiple bearings with 2 corrective or alternative bearing angles and distances. Staff would like clarity on these bearings and to ensure the appropriate legal description of the property is being used to ensure no legal gaps are created as part of this Condo Plat. The coordinates shall also be placed on the Condo Plat for the Quarter Sections being referenced. Lastly, there is a minor error with the misplacement of the well house label that should be corrected along with a typing error in the surveyor's certificate calling out the "StorageSuiteUSA" rather than the StorageShopUSA being referred to.

#### **ENVIRONMENTAL**

Per Ordinance 14-3, a Phase I Environmental Site Assessment should be provided as well as a wetland delineation. These items may have already been completed during the field work for the property and should be submitted before the recording of the Final Plat.